



## Orders and Requisitions Certificate

Agent:	Centrewest Settlements
Your EAS Reference:	EAS 66468864
Our Reference:	170.0622
Email Address:	centrewest@iinet.net.au
Date Sent:	17-Apr-2024
Lot Details:	Lot 8 SP 36634
Property Address:	8/6 Lansing Street QUEENS PARK WESTERN AUSTRALIA 6107
Settlement Date:	30/04/2024

With reference to your queries on the above allotment, please note that the following advice currently applies in respect of City of Canning's requirements:

- A) ZONING: **R30 RESIDENTIAL**
- B) BUSH FIRE PRONE AREA: **NO KNOWN RISK**
- C) GUIDED DEVELOPMENT SCHEME AREA: **SUBJECT TO TERMS AND CONDITIONS OF THE CITY OF CANNING TOWN PLANNING SCHEME NO. 21 – QUEENS PARK / EAST CANNINGTON GUIDED DEVELOPMENT SCHEME**
- D) ACID SULPHATE SOIL RISK: **MODERATE TO LOW RISK**
- E) HERITAGE CONSTRAINTS: **NIL**
- F) PROPOSED ROAD WIDENING/RESTRICTED CONVENANTS/EASEMENTS: **NIL**
- G) STORMWATER DRAINAGE HEADWORKS: **N/A**
- H) FLOOD RISK IDENTIFIED: **NO KNOWN RISK**
- I) SIGNIFICANT TREES: **NIL**
- J) LEGAL AGREEMENTS WITH THE CITY OF CANNING: **PLEASE REFER TO THE CERTIFICATE OF TITLE FOR ANY REGISTERED LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS.**
- K) OUTSTANDING BUILDING ORDERS: **NIL**
- L) SWIMMING POOL: **NIL** COMPLIANT: **NIL**
- M) BUILDING LICENCE ISSUED DATE (RESIDENCE/BUILDING): **01/12/1998**
- N) HOME INDEMNITY INSURANCE: **N/A**
- O) OUTSTANDING HEALTH ORDERS ISSUED AGAINST LAND OR BUILDINGS: **NIL**
- P) NON COMPLIANT VERGE TREATMENT: **UNKNOWN. OWNER RESPONSIBILITY TO DETERMINE COMPLIANCE WITH THE CITY'S LOCAL GOVERNMENT & PUBLIC PLACES LOCAL LAW 2021. CONTACT THE CITY'S CITY GREENING TEAM FOR FURTHER ADVICE.**
- Q) CURRENT & OUTSTANDING RATES, CHARGES & PENALTIES, etc: **PREVIOUSLY SENT UNDER SEPARATE COVER.**

Yours faithfully,

Michael Littleton **Chief Executive Officer**



## NOTICE TO ENQUIRERS

Enquirers should note that if further information is required, they should write to the relevant City of Canning department. The City may not possess all data which is relevant to the use of and construction of the Lot. Enquirers should satisfy themselves that any existing or proposed use of the Lot is permissible under the Local Planning Scheme.

Further information regarding building approvals i.e. patios, sheds on the property, occupancy permits or copies of insurance documents are an additional search not included in this document. An "Archival Search for Building Records" request form can be located on the City's website. Consent from the current owners and payment of a search fee is required for this information.

The City encourages all new property owners to review the existing **verge treatment** of the property being purchased, for compliance with the City's Local Laws, to ensure only approved verge treatments are installed. A permissible verge treatment is – (a) the planting and maintenance of a lawn; (b) the planting and maintenance of a garden provided that— (i) clear sight visibility is maintained at all times for a person using the abutting street in the vicinity of an intersection or bend in the street or using a driveway on land adjacent to the street for access to or from the street; (ii) plantings are maintained at a height no greater than 0.7 metres; (iii) where there is no path, a pedestrian has safe and clear access of a minimum width of 1.5 metres along that part of the verge immediately adjacent to the kerb; (iv) it does not include a wall or built structure; (v) it is not of a thorny, poisonous or hazardous nature; and (c) the installation over no more than one third of the area of the verge (including any approved vehicle crossing and/or footpath) of an acceptable material and, on the balance of the verge, the installation of mulch or a permissible verge treatment in accordance with paragraph (a) or (b).

The City, in providing this response to enquiries concerning properties, endeavours to provide a convenient service, but is unable to carry out detailed research or to make a careful check of accuracy of all information. Any person seeking to rely on information for contractual or other purposes, where inaccuracy may lead to loss or damage, must check the information independently and the City will co-operate to the extent reasonably possible if a request for that purpose is made; otherwise the City disclaims any liability for loss or damage arising from any omission or inaccuracy on the information herein.